

**TOWNSHIP OF WAYNE
WATER AND SEWER DIVISION**

TO: Christopher Kok, Township Planner

FROM: Dan Cario, Assistant Superintendent of Water and Sewer

DATE: 9/14/2023

RE: PB-2023-003 1195 & 1207 Hamburg Turnpike, LLC
1195 Hamburg Turnpike
Block: 2711 Lot: 106

I have reviewed the site plan titled "Preliminary/Final Major Site Plan 1195-1207 Hamburg Turnpike", Revision No. 7, dated 09/05/2023, prepared by Page Consultants Inc., and I have the following comments:

Previous Comments

Water Comments

- If existing services are to be abandoned, it must be disconnected and capped at the main and the new curb stop should be installed between the curb and sidewalk. **Corrected – plan states the existing main to be extended.**

Sewer Comments

- If existing sanitary service is to be abandoned, it must be disconnected and capped at the main. **Not addressed or corrected in plan notes.**
- Depending on the exact location of the sanitary main, it might be recommended to relocate the lateral connection. **See new comment**
- The sanitary clean-out needs to be relocated to the right-of-way easement for maintenance access. **Not corrected**
- A wastewater discharge permit will be required. **Not addressed in notes.**

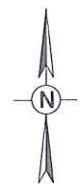
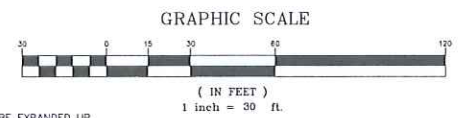
New comments

Water Comments

- Gate valve relocated closer to hydrant on the concrete pad.

Sewer Comments

- After further review, a field inspection and the current flow load in the main a saddle tap is not an option and the new sanitary lateral is to be connected via a drop manhole. I attached the drawing with the recommended lateral path. A Township detail for this type of connection will need to be added to the plans.



- NOTES:**
- LIMITS OF RESURFACING OF THE PARKING LOT SHALL BE EXPANDED UP TO THE DROP CURB ALONG PATERSON-HAMBURG TURNPIKE.
 - UPON OBTAINING THE CERTIFICATE OF OCCUPANCY FROM THE TOWNSHIP OF WAYNE, THE APPLICANT MUST SUBMIT AN INSPECTION REPORT FROM A PROFESSIONAL ENGINEER ON THE CONDITIONS OF THE STORMWATER SYSTEM. THE APPLICANT SHALL ADDRESS ANY RECOMMENDATIONS, IF ANY, WITHIN 90 CALENDAR DAYS OF THE REPORT. THE INSPECTION REPORT IS TO BE PERFORMED AND SUBMITTED EVERY TWO (2) YEARS TO THE WAYNE CONSTRUCTION OFFICIAL AND THE PASSAIC COUNTY PLANNING BOARD.
 - STOP BARS SHALL BE 4 FEET FROM THE CROSSWALK AND PERPENDICULAR TO THE CURB.
 - EXISTING UTILITIES WILL BE USED. WORK TO BE COORDINATED WITH THE UTILITY COMPANY.
 - WORK WITHIN THE COUNTY RIGHT OF WAY SHALL BE COMPLETED BY AND COORDINATED WITH THE COUNTY.

GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY ALL INDICATED CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE COMMENCING AND FABRICATION, ORDERING ANY MATERIAL OR PERFORMING ANY WORK. HE SHALL NOTIFY THE ENGINEER OF ANY CONDITION OR DIMENSION WHICH WOULD PREVENT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
- EXISTING UTILITIES BOTH OVERHEAD AND UNDERGROUND EXIST ON AND ADJACENT TO THIS SITE. EACH CONTRACTOR AND SUBCONTRACTOR IS TOTALLY RESPONSIBLE FOR VERIFYING THE LOCATION OF SUCH UTILITIES, BOTH ON AND ADJACENT TO THE SITE AND AT BUILDING ENTRY POINTS PRIOR TO PROCEEDING WITH HIS WORK AND SHALL CALL FOR A UTILITY MARKOUT 3-BUSINESS DAYS PRIOR TO DIGGING ON SITE.
- ACTUAL LOCATION OF UTILITIES TO BE DETERMINED BY EACH OF THE RESPECTIVE UTILITY COMPANIES AT THE TIME OF THEIR APPROVAL.
- ALL WORK MUST CONFORM TO THE LATEST EDITION OF THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ALL APPLICABLE REGULATIONS, ALL APPLICABLE LOCAL CODES AND ORDINANCES AND THE DRAWINGS AND SPECIFICATIONS. IN CASE OF CONFLICT, COMPLY WITH THE CODE IMPOSING THE MOST STRINGENT REQUIREMENTS.
- FOR DIMENSIONAL LAYOUT OF ROADWAYS AND PARKING AREAS, SEE PROPOSED SITE PLAN DRAWING.
- MATERIALS SHALL CONFORM TO THE FOLLOWING UNLESS OTHERWISE INDICATED:
 - STORM PIPES: CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE, CLASS III, WALL '9', ASTM C76 OR C507.
 - ROOF DRAINS SHALL BE PVC SDR 35, ASTM D3034.
 - SANITARY PIPE: PVC SDR 35, ASTM D3034
 - WATER PIPES: DUCTILE IRON PIPE SHALL BE CLASS 52, ANSI/AWWA C151/A21.51 W/ASPHALTIC COATING & CEMENT LINED PER ANSI/AWWA C104/A1.4. COPPER PIPE SHALL MEET ASTM B42
 - VALVES: MECHANICAL JOINT END VALVES
- SANITARY SEWERS AND WATER MAINS SHALL BE SEPARATED A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE NJDEP. THE VERTICAL SEPARATION AT A CROSSING OF A SEWER AND WATER LINE SHALL BE AT LEAST 18 INCHES. WHERE THIS IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE PER DETAIL OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING.
- CONTRACTOR SHALL INSTALL THRUST BLOCKS AT ALL LOCATIONS WHERE WATER LINES BEND AND/OR CHANGE DIRECTION. SEE DETAILS.
- WATER SERVICE LATERAL VALVE TO BE 18" BEHIND CURB
- FOR ACTUAL LOCATION OF UTILITY CONNECTIONS INTO BUILDING, SEE BUILDING MECHANICAL PLANS.
- ALL SANITARY SEWER APPURTENANCES SHOULD BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL SEWER DEPARTMENT AND THE MUNICIPALITY.
- ALL WATER MAINS, SERVICES AND APPURTENANCES SHOULD BE INSTALLED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE MUNICIPALITY.
- ALL UTILITY BACKFILL MATERIALS ARE SUBJECT TO REVIEW AND APPROVAL OF THE MUNICIPAL ENGINEER.
- GAS AND ELECTRIC SERVICE TO BE COORDINATED WITH PSE&G. LOCATION TO BE DETERMINED BY UTILITY COMPANY.
- WATER MAIN TO BE LOCATED IN THE FIELD PRIOR TO INSTALLATION.
- ALL CATCH BASIN FRAMES AND GRATES WITHIN SITE ARE TO BE CONVERTED TO TYPE "N-ECO" OR EQUIVALENT TO COMPLY WITH BOURGH AND NJDEP STANDARDS.
- PROPOSED B-INLETS ARE TO BE EQUIPPED WITH FILTERS SUCH AS FLO-GUARD+PLUS OR APPROVED EQUAL.
- PRIOR TO CONSTRUCTION - SOIL LOGS AND PERCOLATION TESTS EXTENDING A MINIMUM OF 15' BELOW THE GROUND ARE TO BE CONDUCTED AT OR NEAR THE LOCATION OF THE PROPOSED SEEPAGE PITS.
- IN DRY WEATHER, THE PERSON CONDUCTING SUCH OPERATION SHALL DAMPEN THE GROUND WHERE OPERATIONS ARE CONDUCTED TO PREVENT DUST.
- THE APPLICANT SHALL ENSURE THAT HOURS OF WORK ARE IN ACCORDANCE WITH LOCAL ORDINANCE.
- THE ENTIRE AREA COVERED BY THE WORK SHALL BE MAINTAINED AND LEFT IN SUCH A MANNER AS TO NOT CREATE OR MAINTAIN A NUISANCE OR CONDITION HAZARDOUS TO LIFE AND LIMB OR TO THE HEALTH OR GENERAL WELFARE OF THE INHABITANTS OF THE CITY OF CLIFTON.
- NO SOIL REMOVAL SHALL BE ALLOWED WHICH SHALL CAUSE DAMAGE TO ADJACENT PROPERTIES OR DETRIMENTALLY AFFECT THE VALUES OF ADJACENT PROPERTIES.
- UPON COMPLETION OF THE PROJECT, SHOULD A NEGATIVE DRAINAGE IMPACT TO ADJACENT PROPERTIES BE IDENTIFIED DUE TO ON-SITE IMPROVEMENTS THEY WILL BE REMEDIATED IMMEDIATELY.
- PERCOLATION AND PERMEABILITY TESTING TO BE PERFORMED IN ACCORDANCE WITH NJSWMP BMP MANUAL.
- SEASONAL GROUNDWATER TABLE TO BE FOUND NO LESS THAN 2' BELOW ANY PROPOSED INFILTRATION/DETENTION BASINS.
- THE APPLICANT SHALL REPLACE ANY DAMAGED, CRACKED, OR SETTLED CURB, SIDEWALK, AND DRIVEWAY APRONS, IF ANY, ALONG THESE PROPOSED CONNECTION AREAS TO THE SATISFACTION OF THE BOARD ENGINEER AND CITY REPRESENTATIVES IN ACCORDANCE WITH NOTES ON THE PLAN.
- ALL STRIPING WITHIN COUNTY R.O.W. SHALL BE THERMOPLASTIC.
- RESURFACING OF LOT SHALL INCLUDE LIMITS AS SHOWN.
- GRATES OF ALL EXISTING INLETS WITHIN SITE TO REMAIN, SHALL BE RETROFITTED WITH ECO TYPE GRATES

BACKFILL:

- ALL FILL SHOULD BE PLACED IN LIFTS IN THE ORDER OF TWELVE (12) INCHES IN LOOSE THICKNESS AND IT SHOULD BE UNIFORMLY COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR DENSITY VALUES DERIVED BASED UPON ASTM D-1557-93 TEST PROCEDURE. IN ADDITION, BACKFILL SOILS PLACED IN CONFINED AREAS, SUCH AS FOUNDATION OR UTILITY EXCAVATIONS, SHOULD BE SPREAD IN LIFTS IN THE ORDER OF SIX TO EIGHT INCHES IN LOOSE THICKNESS AND BE COMPACTED TO THE SAME DEGREE USING MANUALLY OPERATED VIBRATORY COMPACTION EQUIPMENT.
- ALL CONTRACTORS PROVIDING FILL TO THE SITE WILL BE REQUIRED TO PROVIDE EVIDENCE OF THE SOURCE OF THE FILL TO BE BROUGHT TO THE SITE AND CERTIFY THAT IT IS CLEAN. A COPY OF THE CERTIFICATION SHALL BE PROVIDED TO THE BOURGH ENGINEER.
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ANY FILL MATERIALS BROUGHT TO THE SITE.
- ANY FILL BROUGHT TO THE SITE SHALL BE CERTIFIED CLEAN FILL BY APPLICABLE NJDEP REGULATIONS.
- PERCOLATION/PERMEABILITY TESTING SHALL BE IN ACCORDANCE WITH BMP MANUAL REQUIREMENTS.



AERIAL MAP
N.T.S.

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NO.	DATE	REVISIONS
1	03/28/23	ADDRESSED TOWNSHIP PLANNER'S COMMENTS
2	04/03/23	ADDRESSED TOWNSHIP PLANNER'S COMMENTS
3	04/17/23	ADDRESSED COUNTY'S COMMENTS
4	05/10/23	ADDRESSED COUNTY'S COMMENTS
5	07/28/23	ADDRESSED TOWNSHIP PROFESSIONALS COMMENTS & ADDED NOTE
6	08/16/23	ADDRESSED TRAFFIC ENGINEER COMMENTS
7	09/05/23	ADDRESSED PROFESSIONALS COMMENTS

Page consultants, inc.

State of New Jersey
Certificate of Authorization No. 24GA27934200

• PLANNING • CONSTRUCTION MANAGEMENT
• TRAFFIC • ENGINEERING
• BUILDING DESIGN

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WILLIAM B. PAGE

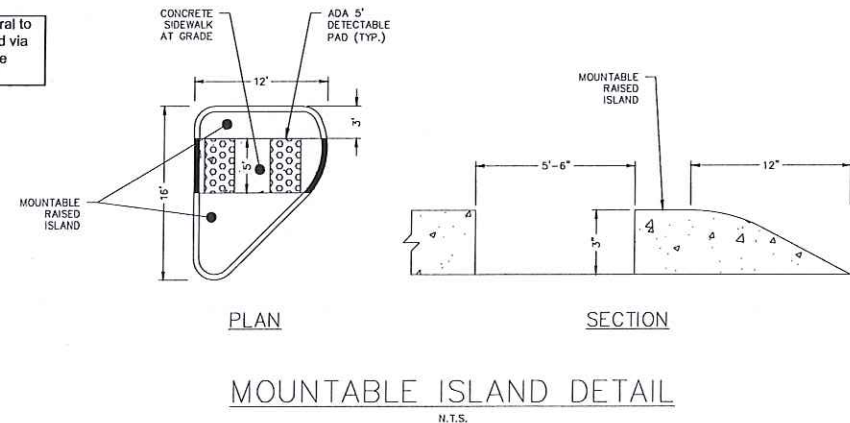
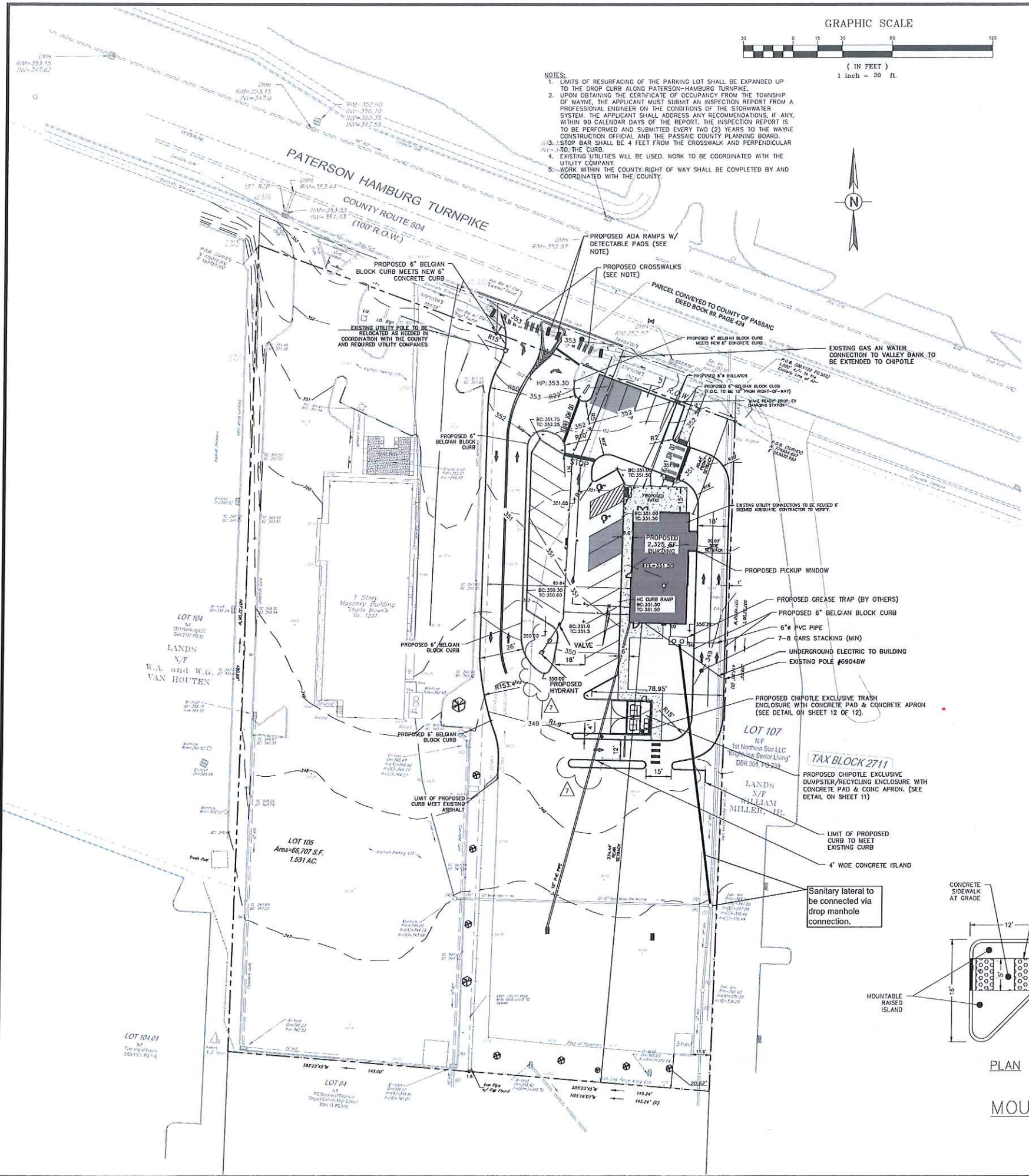
Professional Engineer: NJ: 33066, CT: 14228, TX: 64765, MD: 13859, RI: 4973, NC: 35508, NY: 089955

Professional Land Surveyor: MD: 314, PA: SU025736E

GRADING AND UTILITY PLAN

Preliminary/Final Major Site Plan
1195-1207 HAMBURG TURNPIKE
BLOCK 2711, LOT 106
TOWNSHIP OF WAYNE, PASSAIC COUNTY, NJ.

DESIGNED: W.P. PROJECT NO. 22146
DRAWN: M.P. DRAWING NO.
CHECKED: W.P.
ISSUED: 01/30/23
SCALE: 1"=30'



LEGEND

	EXISTING	PROPOSED
ACCESSIBLE SPACE	⊠	⊠
CATCHMENT	⊠	⊠
CLEANOUT	⊠	⊠
CONDUIT	⊠	⊠
END SECTION	⊠	⊠
ELECTRIC LINE	⊠	⊠
FENCE	⊠	⊠
FIRE HYDRANT	⊠	⊠
GAS LINE	⊠	⊠
GAS VALVE	⊠	⊠
SUY WIRE	⊠	⊠
HEADWALL	⊠	⊠
HEADWALL W/WINGS	⊠	⊠
LIGHT POLE	⊠	⊠
MANHOLE	⊠	⊠
OVERHEAD WIRES	⊠	⊠
PIPE ELBOW	⊠	⊠
PIPE TEE	⊠	⊠
PIPE CROSS	⊠	⊠
SANITARY SEWER	⊠	⊠
STRUCKCEPTOR	⊠	⊠
SIGN	⊠	⊠
SPOT ELEVATION	⊠	⊠
STORM SEWER	⊠	⊠
TELEPHONE LINE	⊠	⊠
TO BE REMOVED	⊠	⊠
MOUNTABLE CURBING	⊠	⊠
WATER LINE	⊠	⊠
WATER VALVE	⊠	⊠
UTILITY POLE	⊠	⊠